

**ALL FIELDS DETAIL**



<b>MLS #</b>	44858	<b>Type Lot</b>	Other
<b>Status</b>	ACTIVE	<b>School District</b>	Wyoming
<b>Class</b>	LAND	<b>Mobile Home Allowed</b>	Yes
<b>Type</b>	Ranch	<b>Horses Allowed</b>	Yes
<b>Area</b>	Sundance	<b>Size of Lot</b>	More than 100
<b>Asking Price</b>	\$5,720,000		
<b>Address</b>	141 Queens Road		
<b>City</b>	Sundance		
<b>State</b>	WY		
<b>Zip</b>	82729		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Y		



**GENERAL**

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Number of Acres</b>	2,200.00	<b>Price Per Acre</b>	\$2,600
<b>Agent</b>	Scott J Odenbach - Cell: 605-645-6504	<b>Listing Office 1</b>	Liberty Tree Properties - office: 605-642-2622
<b>Comp Offered Coop Broker</b>	2.5%	<b>Comp VRC Y/N</b>	No
<b>Earnest Money</b>	Held at Listing Office	<b>Owner Name</b>	Crago Ranch, LLC
<b>Listing Date</b>	5/7/2014	<b>Expiration Date</b>	12/31/2016
<b>Legal</b>	See documents.	<b>Directions</b>	I-90 WY Exit 199, go 1.4 miles West on US 14/service road, to right on Government Valley Road 3.4 miles, to right on Queens Road (Road 124) 1.4 miles, to sign on gate on LH side.
<b>Foreclosure</b>	No	<b>Short Sale</b>	No
<b>Auction Y/N</b>	No	<b>Update Date</b>	10/24/2016
<b>Status Date</b>	5/9/2014	<b>HotSheet Date</b>	8/18/2016
<b>Price Date</b>	8/18/2016	<b>Input Date</b>	5/9/2014 3:52 PM
<b>Associated Document Count</b>	1	<b>Original Price</b>	\$8,250,000
<b>Subdivision Y/N</b>	No	<b>Covenants</b>	No
<b>Geocode Quality</b>	Exact Match With Bing	<b>Picture</b>	28
<b>Days On Market</b>	944		

**FEATURES**

<b>LOT DESCRIPTION</b>	<b>DOCUMENTS ON FILE</b>	<b>ELECTRIC-LOCATION</b>	<b>SHOWING INSTRUCTIONS</b>
Scattered Timber	Legal Description	Other	Appointment Only
Partially Wooded	Aerial Photo	<b>UTILITIES-GAS</b>	Call Agent
Meadow	Topography Map	None	<b>SOIL CLASS</b>
Bluff Site	Water Rights	<b>UTILITIES-WATER</b>	Unknown
Borders National Forest	Photographs	Spring	<b>MINERAL RIGHTS</b>
View Lot	<b>ROAD SURFACE</b>	<b>UTILITIES-SEWER</b>	See Remarks
<b>IMPROVEMENTS</b>	Dirt/Clay	None	<b>LAND DESCRIPTION</b>
Corral	<b>ACCESS</b>	<b>WILL DIVIDE</b>	Pasture
Fenced Perimeter	Private	No	Scattered Timber
Crossed Fenced	Public Access	<b>SURFACE WATER</b>	Part Wooded
Hay Barn	USFS/BLM	Creek/Stream	Meadow
Shed	<b>TOPOGRAPHY</b>	Spring	<b>POSSESSION</b>
	Rolling	<b>TERMS</b>	Immediate
	<b>UTILITIES-ELECTRIC</b>	Cash	<b>ZONING</b>
	WREA		Agriculture

**FINANCIAL**

<b>RE Taxes \$</b>	1314.32	<b>RE Tax Year 16</b>
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**REMARKS**

Once in a lifetime chance to be the first new owner of this property since homestead days. Gunn Ranch is 2200 acres of a naturalist's paradise, surrounded on three sides by Black Hills National Forest. Middle fork of Redwater Creek flowing through your own piece of the Bearlodge Mountains. Abundant wildlife including Elk, Deer and Wild Turkeys. Ponderosa Pine, Bur Oak, Quaking Aspen, multiple springs, perimeter and cross fenced, direct access to hundreds of thousands of acres of neighboring USFS and Wyoming School lands. Just a short drive to Spearfish, SD or Sundance, WY. Visit [www.libertytreeproperties.com](http://www.libertytreeproperties.com) for more information.

**ADDENDUM**

Property currently used for cow/calf grazing operation, May through October. After sale, owners would consider leasing back property for grazing. Sellers are not aware of the severance of any mineral rights, and will convey any and all such rights that may exist, however purchasers shall be fully responsible to independently verify title to any mineral rights. All information has been obtained from sources deemed to be reliable by Liberty Tree Properties, however the accuracy and completeness of this information is not guaranteed or warranted by Liberty Tree Properties or the Seller. Prospective buyers are chargeable with making and expected to conduct their own independent investigation of the information contained herein.

**ADDITIONAL PICTURES**





**DISCLAIMER**

Not intended for public use. Data contained herein is provided by the listing agent and is believed to be accurate, but should not be relied upon without verification. All measurements are approximate.